



**4752 52 Street
Rycroft, Alberta**

MLS # A2139472



\$95,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, See Remarks		

Inclusions: Dishwasher does not work and is original

Cozy bungalow on beautifully landscaped corner lot; many perennials, mature trees and bushes. Cover all building with workshop and garden shed included. Inside, you have a kitchen with ample cupboard space and a breakfast bar! Dining area has windows that look North. Living room is large and has the front entrance as well. Two bedrooms and a 4 pc bathroom with tub/shower combo. Main floor laundry room could also be converted back into a third bedroom or office, if desired. Back porch/boot room enters on to a large sun deck when you are ready to relax! Downstairs, you have a cold room, lots of storage and high efficiency furnace with HWT(2017). Outside, lots of parking, a partially fenced yard, raised beds, lilac bushes and gardens surround the property. Call to book your showing today!